



ZONING INFORMATION

Please note that this handout is not an exhaustive list of standards for all situations.
It is advised to consult with a City Planner to verify any information provided below.

PLANNING AND DEVELOPMENT DEPARTMENT
Planning Division
2600 Fresno Street
Fresno, CA 93721-3604
(559) 621-8277 FAX (559) 488-1020

DISTRICT SECTION	DISTRICT NAME	DWELLINGS PERMITTED PER LOT	MINIMUM LOT AREA	MAXIMUM LOT COVERAGE	NEW DISTRICT SIZE	MINIMUM LOT DIMENSIONS ¹		BUILDING HEIGHT ²	MINIMUM SETBACKS ³			
						FRONTAGE	DEPTH		FRONT	SIDE	STREET SIDE	REAR
O 12-204	Open Space	Prohibited	5 Acres	10%	-	-	-	35' (1)	35'	20'	35'/35'	20'
AE-20 12-204.10	20-Acre Agriculture Exclusive	One Residence	20 Acres	-	-	-	-	35' (2)	35'	20'	35'/35'	20'
AE-5 12-205	5-Acre Agriculture Exclusive	One Residence	5 Acres	-	-	-	-	35' (2)	35'	20'	35'/35'	20'
R-A 12-206	Single Family Residential - Agriculture	One Residence	36,000 SF	30%	-	130'	170'	35' (2 1/2)	35'	15'	25'/25'	20'
R-1-A 12-207	Single Family Residential	One Residence	20,000 SF	30%	-	110'	130'	35' (2 1/2)	35'	10'	25'/25'	20'
R-1-AH 12-208	Single Family Residential - Horses	One Residence	20,000 SF	30%	-	110'	130'	35' (2 1/2)	35'	10'	25'/25'	20'
R-1-E 12-208.10	Single Family Residential Estates	One Residence	37,500 SF	30%	-	150'	200'	35' (2 1/2)	50'	15'	35'/35'	20'
R-1-EH 12-208.10	Single Family Residential Estates - Horses	One Residence	37,500 SF	30%	-	150'	200'	35' (2 1/2)	50'	15'	35'/35'	20'
R-1-B 12-209	Single Family Residential	One Residence	12,500 SF	35%	-	80'	110'	35' (2 1/2)	35'	10'	20'/25'	20'
R-1-C 12-210	Single Family Residential	One Residence	9,000 SF	40%	-	70'	110'	35' (2 1/2)	25'	7'	15'/20'	20'
R-1 12-211	Single Family Residential	One Residence	6,000 SF	45%	-	60'	100'	30' (2)	20'	5'	10'/15'	20'
R-2-A 12-211.10	Low Density Multiple Family Residential (One-Story)	One Unit Per 2,700 SF of Lot Area	6,000 SF	50%	-	60'	100'	20' (1)	20'	5'	10'/10'	20'



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R-2 12-212	Low Density Multiple Family Residential	One Unit Per 2,700 SF of Lot Area	6,000SF	50%	-	60'	100'	35' (2 1/2)	20'	5'	10'/10'	20'
R-3 12-213	Medium Density Multiple Family Residential	One Unit Per 1,500 SF of Lot Area	7,500 SF	50%	-	60'	110'	40' (3)	15'	5'	10'/10'	15'
R-4 12-214	High Density Multiple Family Residential	One Unit Per 1,000 SF of Lot Area	10,000 SF	60%	-	65'	110'	50' (4)	15'	5'	10'/10'	15'
R-P 12-215	Residential and Professional Office	Subject to 12-306-N-51	7,500 SF	50%	-	65'	110'	30' (1)	15'	10'/5'	10'/15'	10'
RP-L 12-215.10	Residential and Professional Office Limited	Existing Residential Only	7,500 SF	80%	-	65'	110'	20' (1)	15'	10'/5'	10'/15'	10'
C-P 12-216	Administrative and Professional Office	Subject to 12-306-N-51	10,000 SF	-	-	65'	110'	35' (2)	10'	0'/10'	10'/10'	10'
C-1 12-217	Neighborhood Shopping Center	Prohibited	-	33%	1 Acre - 15 Acres	-	150'	30' (1)	10'	0'/10'	10'/10'	0'/10'
C-2 12-218	Community Shopping Center	Prohibited	-	33%	10 Acres - 40 Acres	-	-	35' (2)	10'	0'/10'	10'/10'	0'/10'
C-3 12-219	Regional Shopping Center	Prohibited	-	33%	15 Acres or more	-	-	50' (4)	10'	0'/10'	10'/10'	0'/10'
C-4 12-220	Central Trading	Allowed/ No Specific Requirement	-	-	-	-	-	75' (4)	10'	0'/10'	10'/10'	0'/10'
C-5 12-221	General Commercial	Prohibited	-	-	-	-	150'	35' (2)	10'	0'/10'	10'/10'	0'/10'
C-6 12-222	Heavy Commercial	Prohibited	-	-	-	-	150'	35' (2)	10'	0'/10'	10'/10'	0'/10'



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C-R 12-223	Commercial Recreation	Prohibited	-	33%	4 Acres or more	-	-	35' (2)	10'	0'/10'	10'/10'	0'/10'
C-M 12-224	Commercial and Light manufacturing	Caretakers Residence Only	-	-	-	75'	120'	75'	10'/15'	-	-	-
M-1-P 12-225	Industrial Park Manufacturing	Prohibited	-	-	40 Acres or more	150'	200'	50' (4)	15'/50'	75'	10'/50'	75'
M-1 12-226	Light Manufacturing	Caretakers Residence Only	-	-	-	75'	120'	50'	10'/15'	-	-	-
S-L 12-226.10	Storage Limited	Caretakers Residence Only	-	-	-	150'	200'	11' (1)/ 35' (2) for Res. Unit	10'/20'	10'/10'	10-20'/ 10'-20'	10'
M-2 12-227	General Industrial	Caretakers Residence Only	-	-	-	75'	120'	-	10'/15'	-	-	-
M-3 12-228	Heavy Industrial	Caretakers Residence Only	-	-	-	75'	120'	-	10'/15'	-	-	-
P 12-229	Off-Street parking	Prohibited	-	-	-	40'	40'	75' (6)	10'	0'/10'	0'/0'	0'/10'
T-P 12-230	Trailer Park Residential	One Trailer Space Per 2,400 SF	20,000 SF Total/ 1,500 SF Per Trailer Space	50%	5 Acres or more	110'/ 30' Per Space	130'	35' (2 ½)	15'	5'	10'/10'	10'

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MH 12-230.10	Mobile Home Single Family Residential	One Residence	4,500 SF	50%	10 Acres or more	50'	85'	25' (2)	15'	5'	10'/10'	10'
CC 12-231	Civic Center	Allowed/ No Specific Requirement	-	-	-	-	-	35' (2)	10'	0'	10'/10'	0'
C-L 12-232	Limited Neighborhood Shopping Center	Prohibited	-	33%	1 to 3 Acres	100'	150'	20' (1)	20'	0'/10'	10'/10'	0'/10'
OVERLAY DISTRICTS												
BA 12-240	Boulevard Overlay	Increased landscaped setbacks are typically associated with this overlay district. The "BA" will be followed by a number, indicating the amount of required landscape setback.										
CCO 12-241	Civic Center Area Modifying	Modifies the setback requirements of the underlying zone district.										
RM 12-242	Residential Modifying	Provides special land development and street development standards to preserve the rural nature of an area.										
BP 12-243	Bluff Preservation	Additional requirements include, but are not limited to, a geologic study requirement and more restrictive building setbacks along the bluff.										
EA 12-244	Expressway Overlay	Increased setback requirements to protect residential, office, and commercial development from the noise associated with expressways.										
UGM	Urban Growth Management Area	Additional fees are associated with this overlay district. Contact Rick Sommerville in the Planning and Development Department for further information.										
CZ	Conditions of Zoning	Conditions of zoning are determined by the previous rezone approved on the subject site and may be found in the rezone file.										

1 Minimum Lot Dimensions are for standard interior lots.

Dimension requirements may increase for corner/interior corner lots or lots abutting major transportation corridors.

2 Building Height = Feet (Stories)

3 Minimum Setbacks are for standard interior lots.

Dimension requirements may increase for lots abutting major transportation corridors.

Culs-de-sac and built-up blocks may deviate from the standard front yard setback.

Setbacks for non-habitable structures (e.g. garages, storage sheds) may differ.

Side Yard Setback: 0'/10' = Setback When Not Adjacent to Residential/Setback When Adjacent to Residential

Street Side Yard Setback: 10'/15' = Corner Lot Side Setback/Reversed Corner Lot Side Setback